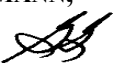




CITY COUNCIL

AGENDA REQUEST

AGENDA OF:	07-06-10	AGENDA REQUEST NO:	III-E
INITIATED BY:	LINDA DRAPP, ADMINISTRATIVE SECRETARY	RESPONSIBLE DEPARTMENT:	CITY SECRETARY
PRESENTED BY:	GLENDA GUNDERMANN, CITY SECRETARY	DEPARTMENT HEAD:	GLENDA GUNDERMANN, CITY SECRETARY 
		ADDITIONAL DEPARTMENT. HEAD (S):	N/A
SUBJECT / PROCEEDING:	MINUTES CITY COUNCIL MEETING JUNE 15, 2010 APPROVE MINUTES		
EXHIBITS:	MINUTES JUNE 15, 2010		
CLEARANCES		APPROVAL	
LEGAL:	N/A	EXECUTIVE DIRECTOR:	N/A
PURCHASING:	N/A	ASST. CITY MANAGER:	N/A
BUDGET:	N/A	CITY MANAGER:	ALLEN BOGARD
BUDGET			
EXPENDITURE REQUIRED: \$		N/A	
CURRENT BUDGET: \$		N/A	
ADDITIONAL FUNDING: \$		N/A	
RECOMMENDED ACTION			
Approve the minutes of the City Council meeting June 15, 2010.			

EXHIBITS

STATE OF TEXAS §
COUNTY OF FORT BEND §
CITY OF SUGAR LAND §

CITY OF SUGAR LAND
CITY COUNCIL REGULAR MEETING
TUESDAY, JUNE 15, 2010

REGULAR MEETING

The City Council of the City of Sugar Land convened in a regular meeting open to the public and pursuant to notice thereof duly given in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated, as amended, in Sugar Land City Hall within said City on Tuesday, June 15, 2010 at 5:30 o'clock P.M. and the roll was called of the members; to wit:

James A. Thompson, Mayor
Thomas Abraham, Council Member at Large, Position One
Jacqueline Baly Chaumette, Council Member at Large, Position Two
Donald L. Smithers, Council Member District One
Donald G. Olson, Council Member District Two
Russell C. Jones, Council Member District Three
Michael S. Schiff, Council Member District Four

QUORUM PRESENT

All of said members were present.

Also present were:
Allen Bogard, City Manager
Glenda Gundermann, City Secretary
Joe Morris, City Attorney, and
A Number of Visitors

CONVENE MEETING

Mayor James Thompson convened the session, open to the public, to order at 5:35 o'clock P.M.

INVOCATION

Council Member Schiff delivered the invocation.

PLEDGE OF ALLEGIANCE

Council Member Schiff led the pledge of allegiance to the Flag of the United States of America.

RECOGNITIONS

**FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING SYSTEM**

Mayor Thompson introduced *Chris Steubing, City Engineer*, who stated the City of Sugar Land, is a participant in the National Flood Insurance Program (NFIP), and as a participant, City residents are eligible to purchase flood insurance policies from FEMA. The city is required to adopt and enforce certain minimum criteria aimed at reducing flood damage in the community.

By adopting a Flood Damage Prevention ordinance, enforced through the Engineering Department, the city addresses safety, intrusion or construction, mitigation into the floodway/floodplain areas, and staff monitors and works with levee districts and others in the city.

Through the Community Rating System (CRS) program, FEMA acknowledges communities that have adopted floodplain management programs which exceed the minimum NFIP requirements and designates those communities as “CRS”, which enables City residents to receive a premium reduction on flood insurance policies. FEMA estimates currently there are about 4300 flood insurance policies in force in the city.

Ms. Donnie Walsh, FEMA Region 6, Natural Hazards Program Specialist, stated that effective May 1, 2010, the City of Sugar Land was verified as a CRS Class 7 community; in recognition of the City efforts to go beyond minimum floodplain management requirements, City residents currently enjoy up to 15 percent reduction in flood insurance premiums at a savings of more than \$12,000 annually in premium costs for flood insurance policyholders. This is the first year that the City of Sugar Land has entered the program. Normally, communities barely make enough points to come in to make a Class 9, which is a 5 percent even for the high risk flood zones.

The CRS is a voluntary program in the NFIP for participating communities, with the intended goal of reducing flood losses, facilitating accurate insurance ratings, and promoting awareness of flood insurance. CRS rewards communities that develop extra measures to provide protection from flooding. A few categories implemented by the City of Sugar Land and recognized in the CRS certification are: providing flood map information services, conducting many and various outreach projects, requiring disclosure of flood hazards, preserving open space for floodplains, and implementing freeboard requirements for new and substantially improved construction. City of Sugar Land participation in the CRS has been beneficial to its citizens as it has helped make the city a safer place to live, reduced the economic impact of flood hazards, and saved money on flood insurance premiums for the citizens.

The National Flood Insurance Program is a contractual agreement between the Federal Government and a local government. The Flood Damage Prevention ordinance is basically a zoning ordinance which states anything that is built on the floodplain, the high risk flood areas identified by FEMA, will have to be built to certain standards, meaning the lowest floor will be at or above the one percent flood level. FEMA identifies the high risk flood zones; the city adopted an ordinance that said the city is willing to regulate new development in the areas; and in return, the Federal Government makes federally backed flood insurance available to anyone who lives within the corporate limits, regardless of whether the citizen lives in the high risk zones.

RECOGNITIONS (CONTINUED)

**FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING SYSTEM (CONTINUED)**

Approximately 3800 of the 4300 flood insurance policies in the city are for coverage in low risk areas; some may be protected by a levee, or adjacent to a high risk area. Thirty (30) percent of the flood claims paid nationwide since the program was instituted is in areas outside of the high risk flood zone.

Staff stated the City has (5) certified floodplain managers. The Engineering, Planning, and Building Inspection Departments were involved in the process to achieve the CRS certification which included tracking on building permits, all construction activity on capital projects and development projects. The process involved a tremendous team effort.

PUBLIC COMMENT

Mayor Thompson introduced Public Comment and entertained registered speakers. There were no public comments.

REVIEW OF CONSENT AGENDA

Mayor Thompson introduced Review of the Consent Agenda and entertained questions and/or comments.

Mayor Thompson requested Item III.D, Cost Sharing Interlocal Agreement be pulled to the Regular Agenda for purpose of clarification.

CONSENT AGENDA

Mayor Thompson introduced III.A) **CITY OF SUGAR LAND RESOLUTION NO. 10-26** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR THE APPROVAL OF THE AGREEMENT BETWEEN THE STATE OF TEXAS AND THE CITY OF SUGAR LAND FOR THE TEMPORARY CLOSURE OF ONE LANE OF STATE HIGHWAY 6 FOR THE PURPOSE OF THE RED, WHITE, AND BLUE FEST TO BE HELD JULY 04, 2010; III.B) Bid evaluation and authorizing execution of a Contract in the maximum amount of \$22,849.50 with H. D. Supply, Incorporated; and a Contract in the maximum amount of \$124,432.88 with CPR Services and Supplies, Incorporated dba MDN Enterprises for utility service repair parts; III.C) Authorizing execution of a Contract in the maximum amount of \$59,300.00 with Shrader Engineering, Incorporated for design services for Motor Control replacement at First Colony and Austin Parkway water plants, CIP WA1005; III.E) Bid evaluation and authorizing execution of a Contract in the maximum amount of \$90,000.00 with Republic Intelligent Transportation Service, Incorporated for continuous roadway lighting maintenance; III.F) Bid evaluation and authorizing execution of Contract in the maximum amount of \$131,887.44 with Watlee Construction of Texas for Fire Station No. Two renovation, CIP MU1001; III.G) Authorizing execution of a Performance Contract in the maximum amount of \$781,400.00 with McKinstry Essention, Incorporated for implementation of energy efficiency improvement projects;

CONSENT AGENDA (CONTINUED)

III.H) Authorizing execution of a Legal Services Contract in the maximum amount of \$150,000.00 with Andrews Kurth, LLP for services related to the baseball stadium project; and authorizing a budget amendment in the amount of \$275,000.00 to revenues and expenditures under Sugar Land Development Corporation approved funding resolution for associated preliminary costs; III.I) Bid evaluation and authorizing execution of a Contract in the maximum amount of \$91,680.00 with G&C Building Maintenance for custodial services for community centers and park concessions restrooms; III.J) Approval of the minutes of the regular meeting of June 01, 2010.

Following a full and complete discussion, ***Council Member Olson***, seconded by ***Council Member Chaumette***, made a motion to approve the Consent Agenda with the exception of Item III.D which was pulled for consideration on the Regular Agenda. The motion carried unanimously.

COST SHARING INTERLOCAL AGREEMENT
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Mayor Thompson introduced consideration on authorizing execution of a Cost Sharing Interlocal Agreement in the maximum amount of \$80,000.00 by and between the City of Sugar Land and Fort Bend County Drainage District for engineering services for the Oyster Creek overflow into Bullhead Bayou Study; and authorizing a budget amendment in the amount of \$40,000.00 in revenues and expenditures.

Mr. Shashi Kumar, Senior Engineer, stated the Cost Sharing Interlocal Agreement is one of the standard agreements utilized in which the City partners with the Fort Bend County Drainage District for many projects. A preliminary engineering report will be done for an overflow from Oyster Creek to Bullhead Bayou.

Since the agenda packet was submitted, the Drainage District staff and Fort Bend County attorneys have reviewed the Interlocal Agreement and made some minor changes; how the Drainage District is worded, and to cap off the maximum amount that the County will contribute to the study.

The Interlocal Agreement will be between the City and the County. Once the agreement is approved, staff will bring forward for consideration a contract with the engineering firm. The amount will be capped off at \$80,000; the City share will be \$40,000. The City Attorney office has reviewed and approved the changes.

Staff recommends approval of the Interlocal Agreement.

Following a full and complete discussion, ***Council Member Chaumette***, seconded by ***Council Member Olson***, made a motion to approve execution of a Cost Sharing Interlocal Agreement in the maximum amount of \$80,000.00 by and between the City of Sugar Land and Fort Bend County Drainage District for engineering services for the Oyster Creek overflow into Bullhead Bayou Study; and authorizing a budget amendment in the amount of \$40,000.00 in revenues and expenditures. The motion carried unanimously.

ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 10-28 – TAX ABATEMENT AGREEMENTS

Mayor Thompson introduced **CITY OF SUGAR LAND RESOLUTION NO. 10-28** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING GUIDELINES AND CRITERIA GOVERNING TAX ABATEMENT AGREEMENTS IN THE CITY OF SUGAR LAND.

Ms. Regina Morales, Director of Economic Development, stated Resolution 10-28 adopts the guidelines and criteria governing tax abatement agreements for the City of Sugar Land; a requirement of Chapter 312 of the Texas Tax Code that requires establishing the guidelines every two years. Current guidelines were approved on May 6, 2008 and establish abatement eligibility as stated in the Tax Code. Property eligible for abatement is real and/or personal property, is value added, and has to be new value created by the project. Ineligible property is land, residential, real property with productive life of less than 10 years, retail sales and service projects; inventory; and personal property located on site prior to effective date of the agreement. Only new value created in real and personal property qualifies.

Qualifying criteria includes:

- Added value:
 - \$2.5 million real property
 - \$750,000 personal property
 - Or \$3.25 million cumulative
- Target industries
- Other factors considered:
 - Type, added value, productive life of property
 - Jobs/Payroll
 - Local sales tax generated
 - Increase in tax base
 - Public Infrastructure

Application process includes: Written application on preapproved City form; application is reviewed by Economic Development Department which makes recommendation to City Council subcommittee; subcommittee reviews and makes recommendation to City Council who considers and approves the tax abatement agreement.

There are two changes recommended to the guidelines that are different from the 2008 guidelines: (1) Changing the reference of “Business Incentive Committee” to a “subcommittee of City Council charged with Economic Development oversight”, now called the Council Economic Development Committee; and (2) Addition of a LEED Certification Tax Abatement Incentive in Section D, a new section that will be added to the guidelines which is based on City Council direction to encourage green development within the city; based on Principle D of Council Goals and Objectives, encouraging environmentally responsible community developments and incorporating concepts of environmental sustainability into redevelopments and new building projects. There is a Strategic Project dedicated to environmental sustainability and encouraging green incentives.

ORDINANCES AND RESOLUTIONS (CONTINUED)

RESOLUTION NO. 10-28 – TAX ABATEMENT AGREEMENTS (CONTINUED)

LEED tax abatement criteria recommended: Project must qualify for standard tax abatement before considered for LEED tax abatement. New section provides opportunity for additional abatement if project becomes LEED certified; provides 100 percent abatement on incremental increase in building value due to LEED Certification.

The incremental value is determined by applying a percentage to the total project value. The percentage is based on level of LEED certification obtained: Basic is 1 percent of total value; Silver is 2.5 percent of total value; Gold is 5.0 percent of total value; and Platinum is 10.0 percent of total value. The percentages are substantiated by “Managing the Cost of Green Buildings” study and are a standard utilized by Harris County and Friendswood who have implemented the LEED tax abatement guidelines.

The LEED tax abatement applies to new applicants only. There will be one combined application form and process. LEED abatement would not be granted until certification is provided to the City and the Central Appraisal District. If a 10-year abatement is approved, typically it is not until the 2nd or 3rd year after construction completion of the facility that the LEED certification is actually received. The LEED abatement would be received on years 2-10. Compliancy applies to both standard and LEED abatement.

The guidelines meet requirements of Chapter 312 of the Texas Tax Code; the guidelines and proposed revisions have been reviewed with the Economic Development Committee with recommendation to bring forward for consideration.

Following a full and complete discussion, *Council Member Smithers*, seconded by *Council Member Chaumette*, made a motion to approve **CITY OF SUGAR LAND RESOLUTION NO. 10-28** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING GUIDELINES AND CRITERIA GOVERNING TAX ABATEMENT AGREEMENTS IN THE CITY OF SUGAR LAND. The motion carried unanimously.

TAX INCREMENT REINVESTMENT ZONE NO. 3

Mayor Thompson introduced approval of Tax Increment Reinvestment Zone No. 3 Annual Report Fiscal Year Ending September 30, 2009.

Mr. Phil Wagner, Management Assistant, stated the Annual Report is a requirement of State statute that shows TIRZ values, revenues, and expenditures. The report will be provided to taxing entities within the zone; Fort Bend County, Fort Bend Independent School District, State Comptroller, and State Attorney General.

A Tax Increment Reinvestment Zone is a financing mechanism that allows taxing entities, once the TIRZ has been created, to use the increment or the increase in value typically after a private investment in the zone used the increment value to fund public infrastructure improvements.

TAX INCREMENT REINVESTMENT ZONE NO. 3 (CONTINUED)
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TIRZ No. 3 covers 839.4 acres around the Imperial site, north of 90A and east of State Highway 6. The city has agreed to participate in TIRZ No. 3 for 30 years at a rate of 50 percent. Fort Bend County has agreed through a Memorandum of Understanding for future participation.

The TIRZ was created in December 2007. The base year established January 1, 2007 tax values, but due to reporting requirements and the collections occurring a year later, for full reporting requirements, the base year will serve as a 2008 Fiscal Year. The base value was set at \$5.6 million.

State of the TIRZ for Fiscal Year 2009 includes: A fund balance of \$10,551 due to incremental tax revenue; no expenditures; and no bonds issued. Value Increase: 2007 base year: \$5.6 million in appraised value; in 2008 increased to \$12.6 million in appraised value, a captured value of \$7.0 million; total tax revenue of \$10,551.00.

Although there is no real private development to report at this time, there was an increase in value. In August 2007, Cherokee Investments and the Texas General Land Office became “tenants in common” of the land through an agreement. Cherokee land, previously 100 percent taxable, became 50 percent exempt; State land, previously 100 percent exempt, became 50 percent taxable. The net gain in taxable value was seen on the 2008 tax rolls.

Fiscal Year 2010 reports: \$12.6 million appraised value in 2009 tax year; \$10,564 in tax increment revenue; \$0 in expenditures; total account balance: \$21,115.00.

Following a full and complete discussion, ***Council Member Olson***, seconded by ***Council Member Abraham***, made a motion to approve Tax Increment Reinvestment Zone No. 3 Annual Report Fiscal Year Ending September 30, 2009. The motion carried unanimously.

CONTRACTS AND AGREEMENTS

WIRELESS COMMUNICATIONS NETWORK - RIVER PARK

Mayor Thompson introduced authorizing execution of Change Order No. Two in the amount of \$155,371.44 to the Advanced Funding Agreement with Texas Department of Transportation for wireless communications network for additional high site for River Park; and authorizing a budget amendment in the amount of \$75,305.00 from Capital Improvement Program Fund Balance.

Mr. David Worley, Assistant Public Works Director, stated in February 2008 City Council authorized execution of an Advanced Funding Agreement with TxDOT for construction of a wireless communications network to enhance the city Traffic Management Center. The city received federal funding through the CMAQ (Congestion Mitigation and Air Quality) program for approximately \$1.9 million which included the city 20 percent. In October 2009, City Council authorized execution of a construction service contract in the amount of \$1.6 million with TransCore ITS, LLC to build the network; notice to proceed was given in late December 2009.

CONTRACTS AND AGREEMENTS (CONTINUED)

WIRELESS COMMUNICATIONS NETWORK - RIVER PARK

The wireless network was designed to support state of the art traffic projects: Traffic Responsive Signal System, additional traffic cameras, and detection improvements. A large amount of data will be collected on four systems: 90A, S.H. 6, Williams Trace, and Settlers Way in First Colony. Additional traffic cameras will be implemented, from 20 cameras to 72 cameras throughout the city. The wireless network will be designed to support future non-traffic projects: redundant fiber optic infrastructure, the PD video surveillance, and improve operations by leveraging Wi-Fi.

During the last four months, Public Works, I.T. Department, and Rick Staigle of Traffic Engineering, Incorporated, have worked with TxDOT on adding items on the project that the city believes TxDOT should pay. When the City went into design and construction of the project, River Park was not incorporated and the installation was disallowed. To cover the entire city River Park needs to be included.

There are two (2) change orders; one that TxDOT will approve funding in the amount of \$124,070 for servers, the second will be funded by the City in the amount of \$155,368 for software and high site 9 for upgrade to the camera system. The project has funding of \$80,067 available for the change order, leaving a project budget shortfall of \$75,305.

Council Member Olson asked the location of high site 9 and if it would service the Greatwood area. Staff stated that one option is to install it on top of the Memorial Hermann building, adding that all of the high sites are overlapping and will cover most of Greatwood. There may be a need for a future high site deeper into Greatwood at a later date.

Following a full and complete discussion, **Council Member Smithers**, seconded by **Council Member Chaumette**, made a motion to approve execution of Change Order No. Two in the amount of \$155,371.44 to the Advanced Funding Agreement with Texas Department of Transportation for wireless communications network for additional high site for River Park; and authorizing a budget amendment in the amount of \$75,305.00 from Capital Improvement Program Fund Balance. The motion carried unanimously.

TAXILANE JULIETTE PROJECT

Mayor Thompson introduced authorizing Payment in the amount of \$1,310,733.80 to Texas Department of Transportation Aviation Division for Taxilane Juliette project; and authorizing a Budget Amendment in the amount of \$860,734.00 in revenues and expenditures.

Mr. Phil Savko, Director of Aviation, stated Taxilane Juliette is the next future taxiway project for Sugar Land Regional Airport. The project is located on the northeast portion of the airport, north of Western Airways. The area has been designated for continued corporate development.

Taxiway "J" as proposed contains 440,000 square feet of concrete taxiway and apron for seven (7) corporate lease sites including storm water drainage with current City water quality measures, utilities, perimeter road, and security fencing.

CONTRACTS AND AGREEMENTS (CONTINUED)

TAXILANE JULIETTE PROJECT (CONTINUED)

Project Status: Engineering and design have been completed, removal of old T-hangars is complete, and Flight School Anson Air is scheduled to relocate to a temporary site by July 15. Current year funding is \$450,000 available for Phase I; originally the project was to be in two phases. TxDOT Aviation has the ability to fund Phases I and II of the project this year. Total engineering estimate for Phase I and II, was \$11,280,396; added funding needed to complete both phases is \$1,310,734; funded Fiscal Year 2010 is \$450,000; proposed Fiscal Year 2011 is \$550,000; original budget \$1 million; additional funding above budget \$310,734. Budget increase is due to local water quality requirements and utilities, to be paid by the airport at 100 percent as TxDOT does not participate in the two items.

Anticipated revenue: Land leases are valued at \$150,000 to \$244,000/year; anticipated fuel sales of 700,000 plus gallons Jet A; eight (8) letters of interest in building on Taxiway "J" are on file; current plan is to pre-lease the sites; the Stanford sale has generated additional interest.

Funding for the project includes: Issue CO's (Certificates of Obligation) with the next CO issuance; a Resolution of Intent to Reimburse from Future Debt within 60 days will be on an upcoming City Council Agenda.

City Manager Bogard stated the full burden of the responsibility of repaying the debt associated with the project will be borne by the airport and airport users. An analysis has been done to ensure that the airport has sufficient funds to make the debt service payments.

Council Member Olson asked if there were other sites available for hangar space at the airport. Staff stated there is no more space available until access is obtainable on the west side of the airport.

Council Member Schiff inquired regarding land leases; staff stated the airport will lease the land and the users will build the hangars.

Council Member Schiff questioned anticipated revenue from fuel sales and land leases, and letters of interest in building on the new Taxiway "J". Staff stated that in discussions relative to the sale of the Stanford building, there has been a large amount of interest in Sugar Land Regional Airport and companies relocating to the airport; there were 12 proposals to buy the Stanford facility. Staff has received positive comments regarding the operations, quality, and management of the facility; companies have expressed interest in wanting to relocate to Sugar Land Regional Airport.

Following a full and complete discussion, **Council Member Olson**, seconded by **Council Member Abraham**, made a motion to approve Payment in the amount of \$1,310,733.80 to Texas Department of Transportation Aviation Division for Taxilane Juliette project; and authorizing a budget amendment in the amount of \$860,734.00 in revenues and expenditures. The motion carried unanimously.

WORKSHOP

SUGAR LAND LEGACY FOUNDATION BYLAWS

Mayor Thompson introduced discussion on Sugar Land Legacy Foundation Bylaws.

Ms. Karen Daly, Assistant City Manager, stated the Sugar Land Legacy Foundation (SLLF) draft bylaws are a strategic project for the fiscal year. In October 2009, the Finance/Audit Committee began working on the formation of a foundation that was started as a civic foundation. The Certificate of Formation has been approved by the Secretary of State.

The Legacy Foundation purpose is to support City acquisition, ownership, construction, development of land and facilities owned or controlled by City; and will cover activities for recreation, entertainment, sports, and arts benefitting the citizens.

The draft bylaws have been designed to achieve the non-profit corporation status; provide for a Board of Directors between 5 and 15 members appointed by City Council. City Council will appoint a President; other officers will be appointed by the Board. The Foundation will run on a calendar fiscal year from January to December; finances are separate from the City; if the Foundation dissolves, assets will return to the City; bylaw changes will be approved by City Council as recommended by the Foundation. In creating the Certificate of Formation, it was determined that the initial bylaws would be approved by the incorporators of the Foundation: the Mayor, City Manager, and City Attorney.

Next steps will include: Solicit nominations for Foundation Board in June, Finance/Audit Committee to recommend appointments in July, and City Council will make appointments in August.

WATER CONSERVATION PROGRAM

Mayor Thompson introduced discussion on Water Conservation Program.

Ms. Colleen Spencer, Water Resources Manager, stated City Council adopted a Water Conservation Policy and a Water Conservation Plan in 2009 which was presented to the Texas Water Development Board, a requirement as a public water supplier. The Water Conservation Program is an implementation of the Plan.

Water conservation is an essential element to a well-run water system with predicted water shortages in the region because of population growth. Entities are encouraged to shift on how water resources are managed which includes modifying how customers think about and use water. Regulatory requirements come from the Texas Water Development Board and the TCEQ (Texas Commission on Environmental Quality). In the Water Conservation Plan, the city is to reduce water consumption per capita by one percent by 2012, and two percent by 2017. The Drought Contingency Plan is required but the city has not implemented.

Council policy seeks to promote water conservation through the following: Water Conservation Program, Utility System Conservation, Community Involvement, Education, Efficient Irrigation, Landscape Installation, and Development and Code Enforcement.

WORKSHOP (CONTINUED)

WATER CONSERVATION PROGRAM (CONTINUED)

Current conservation programs include: Universal metering, water conservation rates, plumbing codes, meter replacement program, large meter testing program, emphasis on short repair times, participate in the Water Wise Program Sponsorship (GRP), and water education at public events.

The Water Conservation Program is a balanced approach to the operations and the customer, residential and commercial; staff is addressing ground water reduction and surface water uses. The goal is to partner with the community, without regulatory measures such as strict irrigation schedules or requiring smart controllers, or low volume older toilet replacements.

Proposed components include: (1) Water conservation program branding and marketing, EPA WaterSense Program, and H2O to Go Education Program; (2) Partnering with commercial customers to promote water conservation measures in local hotels, commercial kitchen sink spray nozzle replacement, golf course water efficiency program, and athletic field and park irrigation conservation program; (3) Partnering with residential customers to promote water efficiency through technology with rebate or incentive programs such as toilet rebates or clothes washer program, water use and efficiency surveys, landscape design and conversion, rainwater harvesting incentive program, and landscape irrigation conservation incentives such as residential irrigation system consultation program and intelligent irrigation incentive program.

Staff is proposing strong education and partnerships with some incentives.

Council Member Olson stated the Streetscape Task Force proposals and working with irrigation usage for major users is the essential starting point.

Council Member Schiff stated water conservation is a major issue on many different levels, but it is important to put numbers on the various programs; cost of implementation, value or savings in gallons or dollars to determine which programs are clearly more interesting and which are not.

Council Member Jones stated he would vote against low volume toilet replacements and water heater rebates for conservation purposes as it is not a proper function of City government.

Council Member Schiff stated in a recent meeting on water conservation, comments were made that low water use commodes, water heaters and similar items should in theory pay for themselves by the consumer with an inclination by the city to avoid getting involved.

Mayor Thompson stated the City athletic fields and parks, and the school system will play a substantial role in promoting water conservation measures; stating the city will need to work closely with the entities as the city moves forward with the water conservation program.

WORKSHOP (CONTINUED)

**RISK BASED INFRASTRUCTURE MANAGEMENT PROGRAM
FOR WASTEWATER COLLECTION SYSTEM**

Mayor Thompson introduced discussion of the Risk Based Infrastructure Management Program for wastewater collection system.

Ms. SuEllen Staggs, Director of Utilities, stated as part of the continued efforts of the City to proactively manage the infrastructure, a GIS-centric Risk Based Analysis Forecasting Tool has been developed in the Utilities group; the tool has been rarely used in the industry and was recently presented at the Southeast Chapter of the American Water Works Association meeting.

Since it is difficult to determine the condition of underground infrastructure such as water and wastewater lines, the tool was developed to help forecast what underground infrastructure should be targeted for further review and eventual rehabilitation or replacement. The tool is geared toward the Wastewater Collection System and will ensure that limited dollars are spent in the most cost effective way to extend the useful life of the collection system. The city has 381 miles of wastewater lines of which 31 percent are over 25 years old. In 1986 the first Design Standards were adopted; many of the wastewater lines were built prior to the design standards that help facilitate good construction methods. The Wastewater Master Plan is geared only toward new development, not rehabilitation projects, and to ensure the city has the appropriate amount of infrastructure to support growth.

A sanitary sewer evaluation study was performed to determine where to spend limited CIP rehabilitation dollars. Project goal was to determine where the city should focus additional analysis efforts; smoke testing, televising and eventually rehabilitation CIP. Initially, 49 lift station basins were targeted to determine which areas had the most inflow and infiltration. Pump and rainfall data was collected to determine peaking factors for each service area. The results indicated this was not a good tool to help determine where to target rehabilitation projects. There is no industry standard for condition assessment.

Staff examined the GIS data base. There are five items collected in the data base that are used to determine the risk of failure: material, age, remaining useful life, diameter, and depth. Staff created three categories: impact or pipe size; condition which is a combination of pipe material and age of pipe; and criticality, depth of the pipe. Data was collected for the pipe size and material, remaining useful life, pipe diameter, pipe age, depth of line. Staff determined the risk factor to be used to help determine where to target the dollars next, risk rating per segment was mapped on the city GIS, and overlaid the repair and sewer backup history. The combination of information determined the specific areas to target for further analysis and is being used on the current rehabilitation project.

In the risk rating for the entire city, there are approximately 1.6 miles of pipe that are very critical, and two areas will be targeted initially to determine rehabilitation or replacement.

City Manager Bogard stated the timing of the rehabilitation can definitely affect the cost of the repair.

WORKSHOP (CONTINUED)

RISK BASED INFRASTRUCTURE MANAGEMENT PROGRAM FOR WASTEWATER COLLECTION SYSTEM (CONTINUED)
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Staff stated if a piece of pipe fails today and is considered an emergency, the repair would have to be expedited at a premium cost for repair or replacement. Staff will be able to target the dollars for the year on what pipe will be repaired or rehabbed; a long-range forecast can be done to help anticipate the financial needs of the city in order to do the rehabilitation. This new tool also provides the ability to target the best method for rehabilitation.

There have been many rehab projects in the last two years, and Staff wants to ensure the dollars were spent appropriately while moving forward with the sanitary rehabilitation. The city will begin targeting approximately 9.8 percent of the lines; 31 percent of the lines have less than 5 years of useful life remaining.

Cost data in the GIS data base was used to assign estimated replacement cost for each line segment. Staff targeted areas for additional review through smoke testing and televising.

Utilities Development is in the process of developing a similar tool for City water lines and force mains.

Council Member Abraham inquired regarding the 1.6 miles of pipe that are very critical. Staff stated the pipes are being smoke tested and televised to determine if the pipe is in need of rehab or replacement. Only PVC pipe is installed in City sanitary lines unless there is an issue for a different type of pipe material to be used.

CITY COUNCIL CITY MANAGER REPORTS
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CITY COUNCIL REPORTS

Mayor Thompson introduced Community Events Attended or Scheduled.

Council Member Chaumette reported attending the Intergovernmental Relations meeting, Women in Network meeting, Women Resources Reception, First Colony Little League All-Stars 9-Year Olds Championship Game, and the Juneteenth Celebration Gala at the Marriott Hotel.

Council Member Abraham reported he attended Rotary District 5890 at Safari Texas Ranch, Comcast Cares sponsors Youth Football and Cheerleader Camp at City Park, and the Compensation meeting.

Council Member Jones reported he and other Council Members will attend the TML Legislative Preview on Friday, June 18.

Council Member Olson reported attending the Economic Development Committee meeting, Compensation meeting discussions addressed Municipal Court Judge and recent challenges with unusual number of cases requesting jury trials; Finance/Audit Committee meeting and attended Sugar Land Super Stars competition.

CITY COUNCIL CITY MANAGER REPORTS (CONTINUED)

CITY COUNCIL REPORTS (CONTINUED)

Council Member Schiff reported attending Streetscape meeting, Economic Development Committee meeting, and Finance/Audit Committee meeting.

CITY MANAGER REPORT

There was no report.

RECESS REGULAR MEETING

Mayor Thompson recessed the Regular Meeting to go into Closed Executive Session, time 7:05 o'clock P.M.

CLOSED EXECUTIVE SESSION

Mayor Thompson introduced **Closed Executive Session as authorized by Chapter 551, Texas Government Code, in accordance with:**

Legal Advice (Consultation with Attorney): Section 551.071.

a) For the purpose of receiving legal advice regarding:

- Contractual, real estate and water supply issues with Gulf Coast Water Authority;
- Participation in Texas Commission on Environmental Quality Fort Bend Water Control Improvement District No. One Application No. 5170A to amend Certification of Adjudication No. 11-5170;
- Contemplated litigation with Gulf Coast Water Authority regarding 1937 Expired Canal Lease. **Mr. Brad Castleberry, Attorney, Lloyd Gosselink Blevins Rochelle & Townsend, P.C.**

ADJOURN CLOSED EXECUTIVE SESSION

Mayor Thompson adjourned the Closed Executive Session, time 7:15 o'clock P.M.

RECONVENE MEETING

Mayor Thompson reconvened the Regular Meeting, time 7:46 o'clock P.M.

ADJOURN

There, being no further business to come before Council, *Council Member Smithers*, seconded by *Council Member Olson*, moved that the meeting adjourn. The motion carried unanimously and the meeting adjourned, time at 7:46 o'clock P.M.

Glenda Gundermann, City Secretary

(SEAL)